

028.0

0004

0007.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 2,343,900 / 2,343,900  
USE VALUE: 2,343,900 / 2,343,900  
ASSESSED: 2,343,900 / 2,343,900
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13		WINTER ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LAKELAND CAPITAL 13 WINTER ST LL	
Owner 2:	
Owner 3:	

Street 1: 5 STAGE HILL ROAD	
Street 2:	

Twn/City: WENHAM	
StProv: MA	Cntry
Own Occ: N	
Postal: 01984	Type:

PREVIOUS OWNER	
Owner 1: MAGGIE ASH LLC -	
Owner 2: -	
Street 1: 950 BOYLSTON ST #103	
Twn/City: NEWTON HIGHLANDS	
StProv: MA	Cntry
Postal: 02461	

NARRATIVE DESCRIPTION	
This parcel contains .281 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1844, having primarily Aluminum Exterior and 4554 Square Feet, with 6 Units, 8 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 7 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		12261	Sq. Ft.	Site			0	80.	0.64	1									630,264							630,300

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					19615	
111	12261.000	1,709,000	4,600	630,300	2,343,900		GIS Ref				
							GIS Ref				
							Insp Date				
							09/09/17				

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT										Parcel ID		028.0-0004-0007.B		USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		LAST REV		ASR Map:	
2022	111	FV	1,709,000	4600	12,261.	630,300	2,343,900		Year end	12/23/2021	Date		Time		Date	
2021	111	FV	1,709,000	4600	12,261.	630,300	2,343,900		Year End Roll	12/10/2020	12/29/21		21:24:13		Time	
2020	111	FV	1,409,800	4600	12,261.	630,300	2,044,700	2,044,700	Year End Roll	12/18/2019	10/28/20		10:02:51		apro	
2019	111	FV	1,202,900	5000	12,261.	669,700	1,877,600	1,877,600	Year End Roll	1/3/2019	12/29/21		21:24:13		Time	
2018	111	FV	1,202,900	5000	12,261.	488,500	1,696,400	1,696,400	Year End Roll	12/20/2017	10/28/20		10:02:51		Time	
2017	111	FV	1,128,200	5000	12,261.	425,400	1,558,600	1,558,600	Year End Roll	1/3/2017	12/29/21		21:24:13		Time	
2016	111	FV	1,128,200	5000	12,261.	362,400	1,495,600	1,495,600	Year End	1/4/2016	12/29/21		21:24:13		Time	
2015	111	FV	1,016,200	5200	12,261.	354,500	1,375,900	1,375,900	Year End Roll	12/11/2014	12/29/21		21:24:13		Time	

**SALES INFORMATION**

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name		
MAGGIE ASH LLC,	74352-220	1	3/25/2020		2,500,000	No	No			11/15/2018	Mail Update	MM	Mary M		
CAMERATO FREDER	59180-227		5/29/2012		1,080,000	No	No			9/9/2017	MEAS&NOTICE	KB	Kevin B		
ALBERT RONALD L	42721-385		5/8/2004		900,000	No	No			6/5/2014	External Ins	PC	PHIL C		
ALBERT RONALD L	25771-480		10/30/1995			1	No	No	A	2/19/2014	Info Fm Prmt	EMK	Ellen K		
										2/19/2014	Info Fm Prmt	EMK	Ellen K		
										2/19/2014	Info Fm Prmt	EMK	Ellen K		
										2/19/2014	Info Fm Prmt	EMK	Ellen K		
										2/19/2014	Info Fm Prmt	EMK	Ellen K		
										2/19/2014	Info Fm Prmt	EMK	Ellen K		
										2/19/2014	Info Fm Prmt	EMK	Ellen K		
										Sign:	VERIFICATION OF VISIT NOT DATA			/	/

**EXTERIOR INFORMATION**

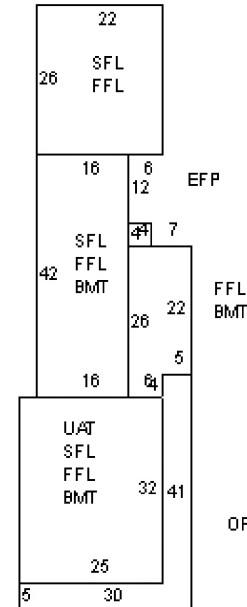
Type:	20 - Apts 4-8
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	6 Total: 6
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	GREY
View / Desir:	

**BATH FEATURES**

Full Bath:	8	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

**COMMENTS**

6 UNITS 2 HEATING SYSTEMS OF=SINK IN BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1844
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	E - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****CALC SUMMARY****COMPARABLE SALES****REMODELING****RES BREAKDOWN****NET UNIT****TOTALS****PER UNIT****PER SQFT****PER ROOM****PER BATH****PER FLOOR****PER ATTIC****PER PORCH****PER BASEMENT****PER ROOF****PER WALL****PER DOOR****PER WINDOW****PER STAIR****PER CLOSET****PER BLDG****PER GND****PER PRT****PER RLT****PER BLDG****PER PRT****PER RLT**